

**Bucksport Planning Board**  
**6:30 P.M., Tuesday, February 3, 2015**  
**Bucksport Town Office**  
**50 Main Street**

**AGENDA**

1.    **Roll Call**  
      ☐ Mary Jane Bush           ☐ Steve Feite           ☐ George Hanson  
      ☐ Brian MacDonald       ☐ Christopher Johnson   ☐ Edward Belcher  
      ☐ David Grant
2.    **Review and Acceptance of Minutes:** Minutes from the January 6, 2015 meetings.
3.    **Chair's Report**
4.    **Code Enforcement Officer's Report**
5.    **Limited Public Forum:** An opportunity for the Public to address the Board on matters related to land use or planning in the Town of Bucksport.
6.    **Unfinished Business:**  
  
      Public Hearing: Proposed amendments to the Bucksport Town Code Appendix K Land Use Ordinance.
7.    **New Business:** None
8.    **Administrative Business:** Election of Secretary
9.    **Discussion**
10.   **Adjournment**

**Bucksport Planning Board**  
**6:30 P.M., Tuesday, February 3, 2015**  
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**50 Main Street**

**MINUTES**

1. **Roll Call**

☒ Mary Jane Bush

☐ Steve Feite

☐ George Hanson

☒ Brian MacDonald

☒ Christopher Johnson

☒ Edward Belcher

☐ David Grant

2. **Review and Acceptance of Minutes:** Review of the minutes from the January 6, 2015 meeting was tabled due to the lack of a quorum of members who attended that meeting.

3. **Chair's Report:** No report

4. **Code Enforcement Officer's Report:** The CEO reported on the following:

1. The DEP has formally denied the contract zone change approved by the town council. This change would have allowed the installation of an apartment in a building located in the shoreland zone. The DEP stated that the apartment would improperly increase the nonconformity of the property.
2. The town council has authorized the CEO to file a complaint in District Court to address a junkyard violation. Efforts will continue to be made to obtain voluntary compliance before papers are filed.

5. **Limited Public Forum:** An opportunity for the Public to address the Board on matters related to land use or planning in the Town of Bucksport.

Eric Bowden approached the board to express his concern about zoning restrictions for his property on Bayview Avenue, which is in the Village District. He asked the board for a variance to allow him to install a sign to advertise his bait shop, a land use that is currently being conducted without a required permit. The CEO informed Mr. Bowden that proposed changes to the land use ordinance currently under review would allow him to conduct his bait sales and put up a temporary sign, if the changes are approved. Town Councilor Joe York asked for clarification on the process for the permitting of land uses and business advertising signs. The board expressed their understanding of Mr. Bowden's situation, but they took no action on the variance request due to the lack of authority to grant such a request.

6. **Unfinished Business:**

**Public Hearing:            Proposed amendments to the Bucksport Town Code**  
**Appendix K Land Use Ordinance.**

The hearing was opened at 6:50pm. The CEO provided the board with a minor revision that added a missing waiver provision for the noise standards. The board was also provided with copies of comments from DEP, which asked that a few changes be made to comply with DEP standards. The basic purpose of the draft changes was described. It was noted that once the board is satisfied with the final version, it will be forwarded to the town manager with a request that it be submitted to the town council for their review and approval.

Dave Milan, Economic Development Director testified. Mr. Milan expressed concerns on the following sections with proposed amendments:

Mr. Milan opposed the change to Section 9.2.7.  
Mr. Milan opposed the change to Section 9.5.2.  
Mr. Milan opposed the change to Section 9.5.5.  
Mr. Milan opposed the change to Section 10.8.1.  
Mr. Milan opposed the change to Section 10.10.2.  
Mr. Milan opposed the changes to Section 12.  
Mr. Milan opposed the change to Section 13.6.5.1.  
Mr. Milan opposed the change to Section 17.1.  
Mr. Milan opposed the change to Section 18.4.

Mr. Milan opposed the language addressing seasonal roadside sales. After an explanation was offered by the board about the beneficial purpose of this change, Mr. Milan indicated he better understood the rationale behind the change and was a little less concerned, but he also restated his opinion echoed throughout his testimony that there is no need to make changes if there are no identified problems. Mr. Milan also opposed several changes that he believed should first be discussed by the Comprehensive Plan Committee before being considered for adoption.

Michael Ormsby testified. Mr. Ormsby questioned why changes were being proposed. He expressed his concern that changes were being inappropriately made. He expressed his frustration that businesses don't want to locate in Bucksport because of the restrictions of the town's land use ordinance, and the proposed changes make things more restrictive for businesses.

Mr. Milan made a follow-up comment assuring the board that he supported all the proposed changes he did not oppose during his previous testimony.

There was no further testimony from the public and the public hearing was closed at 8:36PM.

The Chair submitted a motion to table the draft ordinance due to the concerns expressed about changes being made before the comprehensive plan has been updated. No second was made to the motion. The Chair asked for discussion on the motion. Member Bush suggested that the CEO revise the draft ordinance by excluding proposed changes that may be challenged as in conflict with the comprehensive plan, or that warrant more in-depth review before being proposed as amendments to the land use ordinance.

The Chair withdrew his motion, and the board voted unanimously in support of Member Bush's recommendation, which she restated in the form of a motion that was seconded by Member Johnson. The CEO was asked to submit the revised draft to the planning board at the next meeting.

7. **New Business:** None
8. **Administrative Business: Election of Secretary**

The election of the board's secretary has not yet been done. However, with three missing members, it was suggested to table the matter until the next meeting. A motion was made:

MOTION: (Belcher) To table the election of the secretary until the next meeting.  
SECOND: (Johnson)

DISCUSSION: None

VOTE: 4-0 motion adopted

9. **Discussion:** The board discussed having town email accounts set up for board members. It was noted that this would involve an expense that is not covered in the board's budget. Further research will be made to determine if funds for the accounts can be located.

Member Johnson expressed his interest in having all board meeting records posted on the town's website for easy access by the public. He is also in favor of broadcasting meetings on the internet. It was suggested to discuss this further at the next meeting.

10. **Adjournment:** 9:20PM

Minutes prepared by  
Jeffrey Hammond  
Recording Secretary